

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**AUGUST 30, 2004
SPECIAL MEETING**

MEMBERS PRESENT: Robert Hoffman, Geri Kupecky, Cliff Aucter, Emery Zahner, Lori Spielman (arr. 7:30 pm) and Alternates Arlo Hoffman and James Prichard

MEMBERS ABSENT: Mort Heidari and Alternate Ronald Small

STAFF PRESENT: Matt Davis, Town Planner and Kristin Michaud, Recording Secretary

I. CALL TO ORDER

Chairman Zahner called the Planning & Zoning Commission (PZC) special meeting to order at 7:06 PM at the Ellington Town Hall Annex Meeting Room, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS: NONE

III. PUBLIC HEARINGS:

1. #Z200419 – Developers Reality Corporation for a special permit and site plan approval for a supermarket on property located on West Road, APN 046-003-0000 in a PC Zone.

TIME: 7:08 PM

SEATED: C. Aucter, J. Prichard, G. Kupecky, R. Hoffman, A. Hoffman, & E. Zahner

The Town Planner noted that the hearing had been kept open at the request of Mr. Heidari, so he could review the tapes and be seated to replace an alternate. Mrs. Kupecky noted that she had reviewed the tapes and requested to be seated.

Dave Dumeer, DRC, explained he was done with his presentation and asked the commissioners if they had any additional questions.

Attorney David Hoopes, explained that they could make it a condition that they have to make the deceleration lane longer. He stated that there will be 90 plants in the basin and there is a total of 150 plants.

Robert Baltramaitis, Professional Engineer, explained the STC does initiate dealings with the town.

Chairman Zahner read Brian Flint's letter dated 8/30/04 into the record.

MOVED (A. HOFFMAN), SECONDED (R. HOFFMAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z200419 – DEVELOPERS REALITY CORPORATION.

By consensus of the commission, the commissioners agreed that there would be considerable traffic impacts and the building did not fit the towns plan of conservation.

FINDING WITH RESPECT TO CGS 22A-19

MOTION (AUCTER), SECONDED (KUPECKY) TO FIND THAT IT IS REASONABLY LIKELY THAT UNREASONABLE IMPACTS WILL OCCUR, BASED ON THE ASSERTIONS CONTAINED IN THE INTERVENTION PETITION.

VOTE: UNANIMOUS IN THE AFFIRMATIVE (6-0)

MOVED (R. HOFFMAN), SECONDED (AUCTER) AND PASSED UNANIMOUSLY TO DENY #Z200419 – DEVELOPERS REALTY CORPORATION.

2. #Z200420--Ellington Planning & Zoning Commission for an amendment to the Ellington Zoning Regulations to create an "Age Restricted Cluster Housing Zone" regulation.

TIME: 7:45 PM

SEATED: R. Hoffman, G. Kupecky, C. Aucter, E. Zahner, L. Spielman, A. Hoffman

Matt Davis, Town Planner, went over the ARCHZ outline he prepared for the commissioners and his memo dated 8/30/04, listing areas that needed to be resolved. After discussion, a consensus was reached on the necessary amendments and Mr. Davis was directed to prepare a final draft for review by the town attorney and by the commission on 9/27/04.

MOVED (ZAHNER), SECONDED (KUPECKY) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE SEPTEMBER 27, 2004 MEETING FOR #Z200420 – ELLINGTON PLANNING AND ZONING COMMISSION.

IV. ADJOURNMENT:

MOVED (ZAHNER), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO ADJOURN THIS MEETING AT 9:30 PM.

Respectfully Submitted,

Kristin Michaud
Recording Secretary